



City of Dublin

Case # 13 - 055 SP-BSC

APPLICATION FOR DEVELOPMENT

PLEASE CHECK THE TYPE OF REVIEW

- ☒ West Innovation Districts
(Zoning Code Sections 153.037 - 153.043)
- ☒ Bridge Street Corridor Districts
(Zoning Code Sections 153.057- 153.066)
- ☒ Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- ☐ Basic Plan Review
- ☐ Development Plan Review
- ☐ Waiver Review
- ☐ Open Space Fee-in-Lieu
- ☐ City Council Appeal
- ☐ Minor Project
- ☒ Site Plan Review
- ☐ Master Sign Plan
- ☐ Parking Plan
- ☐ Administrative Departure

Wireless Applications

- ☐ New Tower
- ☐ Alternative Structure
- ☐ Co-Location
- ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other: _____
- ☐ Rezoning

SUBMISSION REQUIREMENTS

- ☒ **Fee** (refer to the approved fees list) \$2440⁰⁰
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): <u>A PORTION OF DUBLIN VILLAGE CENTER</u>	
Tax ID/Parcel Number(s): <u>SEE SUBMITTED EXHIBITS</u>	Parcel Size(s) in Acres: <u>SEE SUBMITTED EXHIBITS</u>
Existing Land Use/Development: <u>RETAIL</u>	Zoning District: <u>BSD</u>

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): <u>WHITTINGHAM CAPITAL LLC</u> <u>STAVROFF INTERESTS</u>	
Mailing Address: <u>565 METRO PLACE SOUTH</u> <u>SUITE 480</u> <u>DUBLIN, OHIO 43017</u>	
Daytime Telephone: <u>614-764-9981</u>	Fax:
Email or Alternate Contact Information: <u>MATT @ STAVROFF.COM</u>	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance: <u>6/6/2013</u>	Next Decision Due Date: <u>7/4/2013</u>
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

RECEIVED

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) <u>Edwards Communities Development Company</u>	
Mailing Address: <u>495 S. High St, Suite 150, Columbus OH 43215</u>	
Daytime Telephone: <u>614-241-2070</u>	Fax: <u>614-241-2080</u>
Email or Alternate Contact Information: <u>Jessica.jones@edwardscompanies.com</u>	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) <u>Steve Simonetti</u>	
Mailing Address: <u>495 S. High St, Suite 150, Columbus OH 43215</u>	
Daytime Telephone: <u>614-241-2070</u>	Fax: <u>614-241-2080</u>
Email or Alternate Contact Information: <u>Steve.Simonetti@edwardsdc.com</u>	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, <u>Matt Staroff</u> , the owner, hereby authorize <u>Steve Simonetti</u> to act as a representative(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>[Signature]</u> <u>MANAGING MEMBER,</u> <u>WHITTINGHAM CAPITAL LLC</u>	Date: <u>4-24-13</u>

☐ Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, <u>Matt Staroff</u> , the owner or authorized representative, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.	
Signature of Owner or Authorized Representative: <u>[Signature]</u>	Date: <u>4-24-13</u>

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

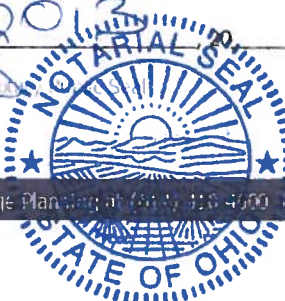
I, <u>Matt Staroff</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of Current Property Owner or Authorized Representative: <u>[Signature]</u>	Date: <u>4-24-13</u>

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 24th day of April, 2013.

State of Ohio

County of Franklin



CRISTINA E YATES
Notary Public State of Ohio
Delaware County



SITE PLAN REVIEW CHECKLIST

SITE PLAN REVIEW OVERVIEW

The purpose of the Site Plan Review is to confirm that the proposed development of individual sites and buildings is consistent with the Bridge Street district regulations through review of the development regulations of Zoning Code Sections 153.059 and 153.062 through 153.065. Approval of the Site Plan Review includes assuring that the dimensions of a parcel meet the lot size requirements for the applicable building type(s) and that the surrounding street network meets the requirements of Zoning Code Sections 153.059 and 153.062 through 153.065.

Site Plan Review is required for all development applications within the Bridge Street District. A Site Plan is required for all development applications meeting the requirements of the Project Review.

General Site Plan Elements

- ☒ Existing conditions and easements, utilities, and other relevant existing site features
- ☒ Proposed site plan, including project is associated, and

Site Development

A. Use

- ☒ List the proposed uses and specific standards applicable to the proposed uses

B. Open Space

- ☒ Required open space coverage
- ☒ Open Space Types proposed
- ☒ Request for fee-in-lieu
- ☒ For each Open Space Type, each Open Space Type for proposed improvement fabricated site amenities

C. Parking and Loading

- ☒ Required parking compactness
- ☒ Parking location and layout
- ☒ Required loading space
- ☒ Parking plan proposed
- ☒ Required Vehicle Parking parking arrangements

I. GENERAL APPLICATION REQUIREMENTS

<input checked="" type="checkbox"/>	Completed original application form and fee
<input checked="" type="checkbox"/>	Project Description (generally outline the project)
<input type="checkbox"/>	General description of conformance to the Bridge Street Corridor Vision Report, Zoning Code Sections 153.057 - 153.065, and any approved Development Plans and/or Site Plans, where applicable
<input type="checkbox"/>	List of proposed Site Plan Waiver(s) and/or Administrative Departures (if known). If applicable, attach a Site Plan Waiver or Administrative Departure Request Form.

~~DUMPSTER WALL ELEVATIONS~~

- EXISTING / PROPOSED DRAINAGE COURSES
- DRYER VENTS & UTILITY ELEMENTS
- ADMIN OFFICE / CLUBHOUSE PARKING REQUIREMENT
- COURTYARD ELEVATION
- OPEN SPACE AMENITY SPECS
- STREET TREE DETAIL
- SIGN DETAILS
- LIGHTING PLAN / DETAILS - BUILDING & PARKING LOT
- LOADING AREAS & FIRE LANES
- ORIGINAL, SIGNED COPY OF APPLICATION FORM

All plans shall be labeled and plan scale, plan date, date(s) of each page, 10 scaled, folded, and e) shall be submitted including board review is required, ads shall include the following Director for items deter-

n access points, all known of water, and any other

/or Site Plan with which the

se. Identify whether any use

.064)

request form

percentage perimeter of bus surfaces; and any plans cation sheets for all pre-

153.065(B))

and all bicycle parking

g facilities

proposed Adjustments to and evidence of any shared

II. SITE PLAN INFORMATION, CONTINUED

Site Development, Continued	
D. Landscaping and Tree Preservation	
<input checked="" type="checkbox"/>	Tree survey, including location, sizes, and types of existing trees 6 inches or greater in diameter, measured at 3½ feet off the ground, and the general location of all other existing plant materials, with an identification of materials to be removed and materials to be preserved, including any landmark trees identified on the property
<input checked="" type="checkbox"/>	Tree preservation plan (refer to §153.065(D)(9))
<input checked="" type="checkbox"/>	Landscape plan, including calculations showing required landscaping, and location and type of all proposed shrubs, trees, and other live plant material (refer to §153.065(D)). Indicate the proposed perimeter landscape buffering, if applicable (refer to §153.065(D)(4)), proposed surface parking and circulation area landscape treatments (refer to §153.065(D)(5)), Required Building Zone treatment (refer to §153.065(D)(6)), and all building foundation landscaping (refer to §153.065(D)(7)). Indicate any landscape areas specifically dedicated for stormwater management purposes.
<input checked="" type="checkbox"/>	Planting list for proposed landscape materials with caliper size or height of material, method of installation, dates of plant installation, botanical and common names, and quantity
<input checked="" type="checkbox"/>	Landscape maintenance plan and schedule including contact information of the party responsible for maintenance
<input checked="" type="checkbox"/>	Street trees (refer to §153.065(D)(3)), including type, locations, and method of installation
E. Signs	
<input checked="" type="checkbox"/>	Number of proposed signs and proposed locations, including any potential ground signs or building-mounted signs. Provide elevations indicating all proposed and/or potential building-mounted signs and any other proposed signs (refer to §153.066(H))
<input checked="" type="checkbox"/>	Sign design and lighting, including dimensions for all sign copy, logos, and secondary text and/or images, colors, and material specifications
<input checked="" type="checkbox"/>	Master sign plan proposed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, include, at a minimum, all proposed locations, types, number, heights, and sizes of signs, indicated on scaled plans and/or building elevation drawings, proposed materials, colors, types of illumination, and fabrication details (refer to §153.065(H)(2)(c)6). Include a statement addressing the Master Sign Plan criteria, and identify any proposed departures from the sign regulations of §153.065(H)
F. Site Management	
<input checked="" type="checkbox"/>	Dumpster location(s), including elevations and construction details, and waste removal plan including frequency and type of removal
<input checked="" type="checkbox"/>	Proposed fences, walls, and screening methods, including types, materials, and locations (refer to §153.065(E))
<input checked="" type="checkbox"/>	Site lighting plan (refer to §153.065(F)), including locations of all site, building, and pedestrian lighting, and pole and light fixture specification sheets
Access and Circulation	
<input checked="" type="checkbox"/>	Proposed driveways (show all driveways and intersections within 250 feet of the site) and all vehicular circulation areas. Include sight visibility triangle measurements and curb radii for all driveways and parking lot islands.
<input checked="" type="checkbox"/>	Traffic regulatory signs and pavement markings
<input checked="" type="checkbox"/>	Designation of fire lanes
<input checked="" type="checkbox"/>	Location, width and materials for proposed sidewalks and non-motorized paths within the site, rights of way, or easements
Grading and Utilities	
<input checked="" type="checkbox"/>	Site grading plan, including locations of existing drainage courses, floodplains, streams, and wetlands with elevations, and method of mitigation or protection
<input checked="" type="checkbox"/>	Stormwater drainage and management consistent with the requirements of Chapter 53 of the Dublin City Codes
<input checked="" type="checkbox"/>	Location(s) of sanitary sewers, existing and proposed
<input checked="" type="checkbox"/>	Location(s) and size(s) of existing and proposed water mains, well sites, water service and fire hydrants
<input checked="" type="checkbox"/>	Location(s) of above and below ground gas, electric and telephone lines, existing and proposed (refer to §153.065(G))
<input checked="" type="checkbox"/>	Location(s) of transformers and utility boxes

II. SITE PLAN INFORMATION, CONTINUED

Building Types and Architecture	
<input checked="" type="checkbox"/>	List and identify on the plans the building type(s) proposed (refer to §153.062). For each building type, complete and attach an Individual Building Type Requirement Table .
<input checked="" type="checkbox"/>	The proposal involves an Existing Structure (refer to §153.062(B)(2)) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide the original gross floor area of the Existing Structure, any proposed expansions to the Existing Structure (percentage and square footage), and/or a description of any proposed exterior architectural modifications (including percentage of modifications to the original building façades)
<input checked="" type="checkbox"/>	Roof plans (refer to §153.062(D)), including slopes of pitched roofs and parapet height where applicable
<input checked="" type="checkbox"/>	Building sections indicating story height (refer to §153.062(N)(2))
<input checked="" type="checkbox"/>	Building façade elevations for all sides, dimensioned and drawn at an appropriate scale. Include all proposed vents, gutters, downspouts, air conditioning units, and utility elements.
<input checked="" type="checkbox"/>	Building materials and colors labeled on all building elevations, including material specifications (refer to §153.062(E)). Identify the percentage of each type of material on each elevation, and the percentage used on the overall building.
<input checked="" type="checkbox"/>	Conceptual building floor plans
<input checked="" type="checkbox"/>	Provision of architectural details and material specification sheets (as appropriate), including building entrance design, mid-building pedestrianways, windows, shutters, awnings, canopies, balconies, porches, stoops, chimneys, vehicular canopies, etc. (refer to §153.062 for general building type requirements)
<input checked="" type="checkbox"/>	Terminal vista treatments (if applicable) (refer to §153.062(J))
<input checked="" type="checkbox"/>	Method of meeting building variety requirements (if applicable) (refer to §153.062(K))

III. SITE PLAN REVIEW CRITERIA: The Administrative Review Team shall review the application for a Site Plan Review and approve, deny, or approve with conditions, based on the criteria of §153.066(F)(5). The decision on the request for Site Plan Review shall be provided not more than 28 days from the filing of the application, unless otherwise agreed to in writing by the City and the applicant.

Review Criteria for Minor Projects (Site Plans)	
(a)	The Site Plan shall be substantially similar to the approved Basic Plan;
(b)	If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;
(c)	The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) pursuant to §153.066(H);
(d)	The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;
(e)	The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community;
(f)	The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;
(g)	The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
(h)	Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;
(i)	If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and
(j)	The application demonstrates consistency with the BSC Vision Report, Community Plan and other related policy documents adopted by the City.